

REVISED AUGUST 3, 2004

AGENDA
ZONING REVIEW BOARD
THURSDAY, AUGUST 26, 2004
6:00 P.M., CITY HALL, COUNCIL CHAMBER, SECOND FLOOR

NEW CASES:

Z-04-61 – An Ordinance to rezone from the R-4 (Single-Family Residential) District to the R-4A (Single-Family Residential) District, property located at **1450 Marion Street, S.E.**, fronting 214.01 feet on the east side of Marion Street beginning 419 feet north from the northeast corner of McDonough Road. Depth: 180.26 feet; Area: Approximately .88 acre; Land Lot 25, 14th District, Fulton County, Georgia.

OWNER: 1450 CUSTER AVENUE

HOLDINGS, INC.

APPLICANT: DAVID RICHARDSON

NPU-W COUNCIL DISTRICT 1

Z-04-62 – An Ordinance to rezone from the C-1 (Community Business) District and the R-4A (Single-Family Residential) District, to the PD-MU (Planned Development-Mixed Use) District, property located at **2011 Bolton Road, N.W.**, fronting approximately 580 feet on the westerly side of James Jackson Parkway beginning at the southwest corner of Bolton Road. Depth: Varies; Area: 6.12 acres; Land Lot 256, 17th District, Fulton County, Georgia.

OWNER: MARK G. HARRISON

APPLICANT: DILLON BAYNES

NPU-D COUNCIL DISTRICT 9

Z-04-64 – An Ordinance to rezone from the C-1 (Community Business) District and the RG-3 (Residential General-Sector 3) District, to the PD-MU (Planned Development-Mixed Use) District, property located at **438 Fraser Street, S.E./62-68 Solomon Street, S.E.**, fronting 147.08 feet on the east side of Fraser Street beginning at the northeast corner of Solomon Street. Depth: Varies; Area: .702 acre; Land Lot 53, 14th District, Fulton County, Georgia.

OWNER: CAPITAL CITY VENTURES HOLDINGS, LLC

APPLICANT: SAME

BY: CARL E. WESTMORELAND, JR., ESQ.

NPU-V COUNCIL CHAMBER 5

Z-04-73 – An Ordinance to rezone from the R-5 (Two Family Residential) District to the RG-3 (Residential General-Sector 3) District, property located at **924 Washington Street, S.W.**, fronting 50 feet on the east side of Washington Street beginning 247 feet south from the southeast corner of Atlanta Avenue. Depth: 200 feet; Area: 0.229 acre; Land Lot 74, 14th District, Fulton County, Georgia.

OWNER: PEOPLESTOWN REVITALIZATION CORPORATION

APPLICANT: SAME

NPU-V COUNCIL DISTRICT 1

BY: COUNCILMEMBER CARLA SMITH

Z-04-65 – An Ordinance to rezone from the R-5 (Two-Family Residential) District to the PD-H (Planned Development-Housing) District, property located at **573 Johnson Avenue, N.E.**, fronting approximately 60 feet on the south side of Johnson Avenue beginning 140 feet west from the southwest corner of Randolph Street. Depth: Varies; Area: .74 acre; Land Lot 46, 14th District, Fulton County, Georgia.

OWNER: BYRON D. WASHINGTON

APPLICANT: WILLIAM L. STEPHENSON

NPU-M COUNCIL DISTRICT 2

Z-04-67 – An Ordinance to rezone from the C-1 (Community Business) and I-1 (Light Industrial) Districts to the PD-MU (Planned Development-Mixed Use) District, property located at **480 John Wesley Dobbs Avenue, N.E.**, fronting approximately 459.70 feet on the north side of John Wesley Dobbs Avenue beginning at the northeast corner of Boulevard. Depth: Varies; Area: 1.5518595 acres; Land Lot 46, 14th District, Fulton County, Georgia.

OWNER: CANDLER VILLAGE I, LLC

BY: GREGORY M. WOHL

APPLICANT: SAME

BY: SHARON A. GAY, ATTORNEY

NPU-M COUNCIL DISTRICT 2

Z-04-71 – An Ordinance to rezone from the R-5 (Two-Family Residential) District to the RG-3 (Residential General-Sector 3) District, property located at **88 Lucy Street, S.E.**, fronting 50 feet on the northeast side of Lucy Street beginning 49.58 feet northwesterly from the northeast corner of Todd Street. Depth: 128.09 feet; Area: 0.14 acre; Land Lot 45, 14th District, Fulton County, Georgia.

OWNER: MIKE MAYERS

APPLICANT: ROBERT REED

NPU-M COUNCIL DISTRICT 5

Z-04-69 – An Ordinance to rezone from the I-1 (Light Industrial) District to the C-1 (Community Business) District, property located at **1013-1015 Donald L. Hollowell Parkway, N.W. (fka Bankhead Highway, N.W.)**, fronting 150 feet on the north side of Donald L. Hollowell Parkway beginning 343.54 feet west from the northwest corner of Addie Street. Property also fronts approximately 150 feet on the west side of Addie Street. Depth: Varies; Area: 2.595825 acres; Land Lot 113, 14th District, Fulton County, Georgia.

OWNER: MATTHEW HUMPHREYS

APPLICANT: RANDY E. PIMSLER

BY: CARL E. WESTMORELAND, JR., ESQ.

NPU-K COUNCIL DISTRICT 3

Z-04-75 – An Ordinance to rezone from the I-1 (Light Industrial) District to the LW (Live Work) District, property located at **418 Armour Drive, N.E. (aka 484 Plasters Avenue, N.E.)**, fronting 373.55 feet on the southwesterly side of Armour Drive beginning approximately 401.59 feet northwesterly from the northwest corner of Plasters Avenue. Depth: Varies; Area: 8.1997 acres; Land Lots 57 & 58, 17th District, Fulton County, Georgia.

OWNER: CHARLES MORAIS (BERJAYA HOTELS, LLC)

APPLICANT: JOEL A. DIGBY

NPU-F COUNCIL DISTRICT 7

DEFERRED CASES:

Z-04-10 – An Ordinance to rezone from the I-2 (Heavy Industrial) District to the R-4 (Single-Family Residential), District, property located at **the rear of 1891 Evans Drive, S.W.** Property has no frontage on a public street. Depth: 296.45 feet; Area: 1.723 acres; Land Lot 122, 14th District, Fulton County, Georgia.

OWNER: J. MARTIN TURBIDY

APPLICANT: JOHN W. MADDEN

NPU-X COUNCIL DISTRICT 12

Z-04-54 – An Ordinance to rezone from the I-2 (Heavy Industrial) District to the I-1 (Light Industrial) District, property located at **972 Marietta Street, N.W.**, fronting 80.81 feet on the southwesterly side of Marietta Street beginning approximately 577 feet northwesterly from the northwest corner of Jefferson Street (Now Abandoned). Depth: 397.23 feet; Area: 0.6903 acres; Land Lot 112, 14th District, Fulton County, Georgia.

OWNER: NEWPORT INVESTMENT GROUP, LLC

APPLICANT: SAME

BY: CARL E. WESTMORELAND, JR., ATTORNEY

NPU-E COUNCIL DISTRICT 3

Z-04-63 – An Ordinance to rezone from the I-1 (Light Industrial) District to the C-1 (Community Business) District, property located at **1296-1308 Memorial Drive, S.E.**, fronting 213.37 feet on the north side of Memorial Drive beginning at the northeast corner of Dahlgren Street. Depth: Varies; Area: 1.165 acres; Land Lot 208, 15th District, DeKalb County, Georgia.
OWNER: T.M. GARRETT
APPLICANT: DAVID GREEN
NPU-O COUNCIL DISTRICT 5

Z-04-60 – An Ordinance to amend the 1982 City of Atlanta Zoning Ordinance, as amended, so as to permit churches, synagogues, temples and other religious worship facilities as permitted principal uses and structures in the PD-MU (Planned Development-Mixed Use) and PD-OC (Planned Development-Office Commercial) Districts.
BY: COUNCILMEMBER HOWARD SHOOK

Z-04-72 – An Ordinance to rezone from the R-3 (Single-Family Residential) District to the PD-H (Planned Development-Housing) District, property located at **Phipps Boulevard, N.E./Lenox Road, N.E.**, fronting approximately 503.89 feet on the northwesterly side of Phipps Boulevard beginning at the northwest corner of Lenox Road (Formerly known as the Buckhead Loop). Depth: Varies; Area: Approximately 9.1 acres; Land Lots 44 and 45, 17th District, Fulton County, Georgia.
OWNER: TAP ASSOCIATES, L.P.
APPLICANT: FINGER DEVELOPMENT COMPANY
BY: NATHAN V. HENDRICKS III, ESQ.
NPU-B COUNCIL DISTRICT 7

DEFERRED CASES:

Z-04-12 – An Ordinance to amend the 1982 Zoning Ordinance of the City of Atlanta by creating a new chapter entitled Chapter 18U. SPI-21 **Historic West End District** Regulations and to amend the Official Zoning Map by supplanting existing zoning Districts R-5, RG-3, C-1, C-1-C, C-3, R-LC, I-1, I-2, and O-I with said SPI-21 District; and to amend Chapter 28A.010 by adding a new Subsection (46) SPI-21 Historic West End District; and for other purposes.
NPU-V, T COUNCIL DISTRICT 4
BY: COUNCILMEMBER CLETA WINSLOW

Z-04-32 – An Ordinance to amend the 1982 Zoning Ordinance of the City of Atlanta, as amended, by amending Part 16, Chapter 20C, Section 16-20C.007(5)(a) so as to revise certain development controls within the Martin Luther King, Jr., Landmark District; and for other purposes.
BY: COUNCILMEMBER DEBI STARNES

Z-04-36 – An Ordinance to rezone from the RG-2 (Residential General-Sector 2) District to the RG-3 (Residential General-Sector 3) District, property located at **3710 Peachtree Road, N.E.**, fronting 150 feet on the northerly side of Peachtree Road beginning at the northwest corner of Vermont Road. Depth: 300 feet; Area: 1.030 acres; Land Lot 10, 17th District, Fulton County, Georgia.

OWNER: KATHRYN T. BRIDGES, ET AL

APPLICANT: 3714 VERMONT ASSOCIATES, LLC

BY: CARL E. WESTMORELAND, JR., ATTORNEY

NPU-B COUNCIL DISTRICT 7

Z-04-38 – An Ordinance to rezone from the R-5 (Two-Family Residential) District to the PD-H (Planned Development-Housing) District, property located at **1359-1369**

LaFrance Street, N.E., fronting 155 feet on the south side of La France Street beginning 147 feet east from the southeast corner of Flora Avenue. Depth: 701.33 feet; Area: 2.494 acres; Land Lot 209, 15th District, DeKalb County, Georgia.

OWNER: ATLANTA FARMHOUSE PARTNERS, LLC

APPLICANT: ERIC J. KRONBERG

NPU-O COUNCIL DISTRICT 5